



Jeff Thomas, CCIM
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FOR SALE

±76,890 SF Industrial Building

103 Sam Watkins Blvd, Mt. Pleasant, TN 38474

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The site is centrally located south of Nashville and is a short distance away from several major cities. The site is positioned in the Cherry Glen Industrial Park in Mt. Pleasant off Lawrenceburg Hwy,

This is a prime industrial purchase opportunity in a growing market south of Nashville. Hwy 43/in front of Lawrenceburg Hwy

Site is less than 2 miles to the Maury County Regional Airport

Property Information

Space Available	±76,890 SF the building was designed to be expandable up to an additional 60,000 SF
Lot Size	±12.03 AC
Zoning	Zoned M-1: Light Manufacturing

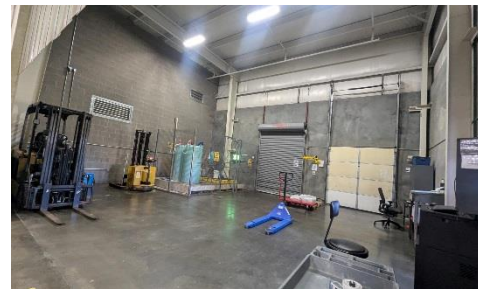
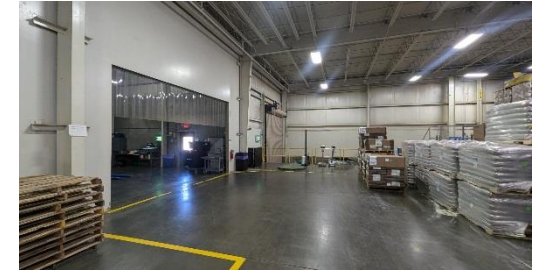
SALE PRICE

\$6,250,000

SPECIFICATIONS

- ±11,000 SF Office
- ±65,890 SF Production
- (4) Dock High Doors
- Interior Dock
- Drive-in Door with concrete ramp
- T-8 Lighting
- 3000 Amp 480 Volt electrical service
- Flammables storage room
- Car Parks: 50 Front & 64 Rear

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AERIAL



Subject Property
103 Sam Watkins Blvd



Williams Spring Park

Hwy 43

Mt Pleasant

Ridge Maury Co. Airport

Patterson Branch

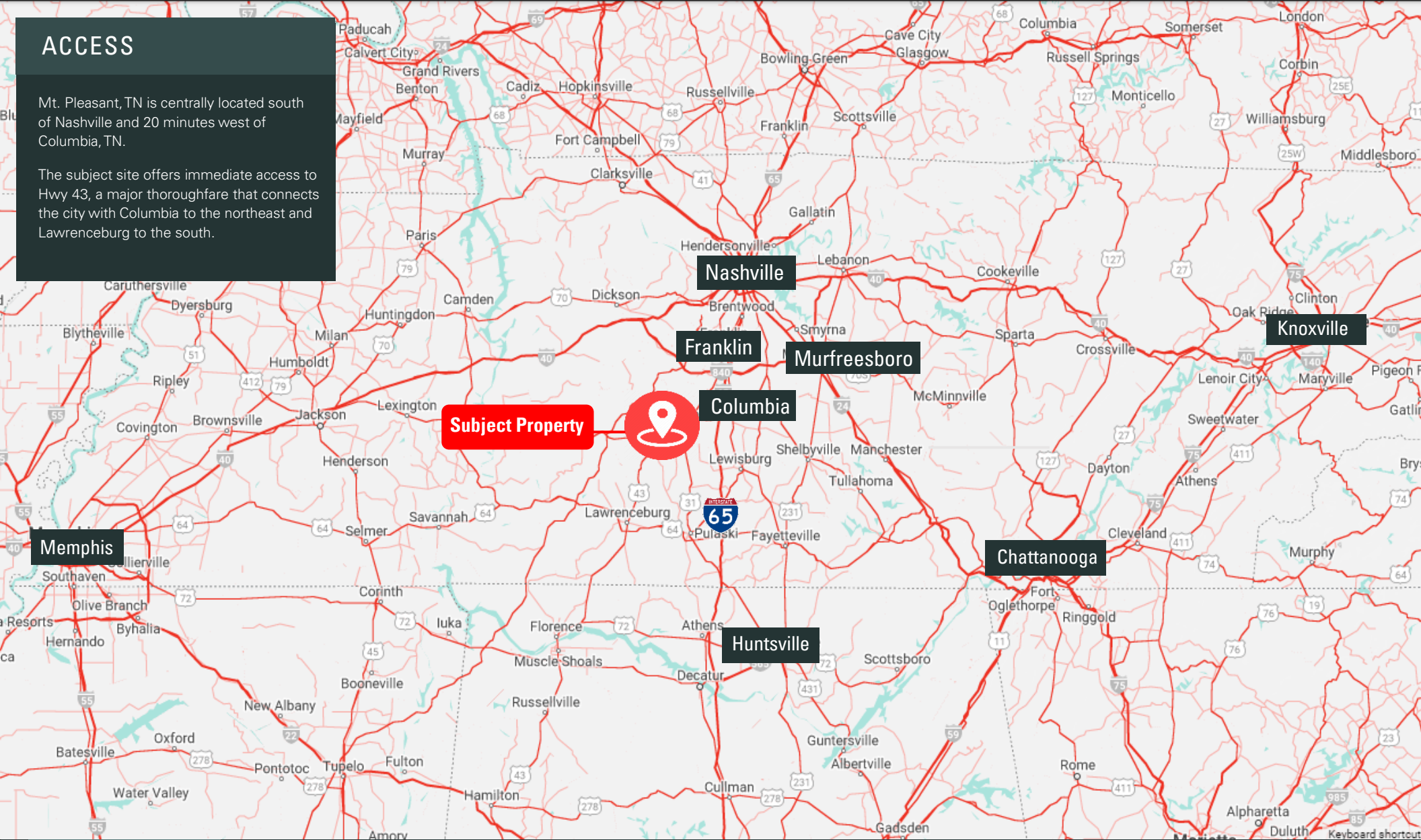
Mt Pleasant

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ACCESS

Mt. Pleasant, TN is centrally located south of Nashville and 20 minutes west of Columbia, TN.

The subject site offers immediate access to Hwy 43, a major thoroughfare that connects the city with Columbia to the northeast and Lawrenceburg to the south.



DISTANCES

Nashville	Franklin	Murfreesboro	Knoxville	Chattanooga	Huntsville	Memphis
56 miles	40 miles	59 miles	230 miles	157 miles	88 miles	191 miles



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